

**Preliminary Land Use Service (PLUS) Meeting
Room 133, Haslett Armory
122 William Penn Street
Dover
January 3, 2007**

**Revised Agenda 12/18/2006: Added PLUS 2006-12-09 Town of Smyrna
Comprehensive Plan Amendment at 3:45**

Applicants should arrive at least 15 minutes before their appointed time.

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| I. | 8:30AM | Pre-Meeting Discussion – PLUS Reviewers |
| II. | 9:00AM | Review and Discussion: Smith Tract (PLUS 2006-12-02)
Location: West side of Sussex County Road 48, 2400 feet north of Road 48 and Road 321
Project: Rezoning and site plan review for a 375,300 sq. foot professional business park. (Level 1 - Sussex County) |
| NOTE: The applicant intends to seek annexation into the Town of Georgetown | | |
| III. | 9:45AM | Review and Discussion: North Bay Court Plaza (PLUS 2006-12-03)
Location: Route 113, south of the 13/113 split and adjacent to the Bay Court Plaza Shopping Center in Dover
Project: Rezoning and site plan review for 125,750 sq. ft. commercial shopping center |
| IV. | 10:30AM | Review and Discussion: Town of Frederica Comp. Plan Amendment (PLUS 2006-12-04)
Project: Comprehensive plan amendment for expand the future land use and annexation section of the existing plan. |
| V. | 11:15AM | Review and Discussion: Steeplechase and Reserve at Steeplechase (PLUS 2006-12-05)
Location: On both sides of Barratt's Chapel Road, east of McGinnis Pond Rd., northwest of Frederica, and adjacent to the confluence of Hudson Branch and Spring Creek.
Project: Site plan review for 543 residential units on 177 acres located in Level 2. (Kent County) |

NOTE: This project was reviewed once before under PLUS 2006-01-02

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- VI 1:00 PM **Review and Discussion: Braewynds (PLUS 2006-12-06)**
Location: Along the east side of Route 15 (Canterbury Road), north of Indian Point Road
Project: Site plan review for 295 residential units on 124.90 acres in Levels 2 and 3. (Kent County)
- VII 1:45 PM **Review and Discussion: Brekenridge (PLUS 2006-12-07)**
Location: On Indian Point Road between Andrews Lake Road and Route 15 (Canterbury Road) at the intersection of Pine Bluff
Project: Site plan review for 50 residential units on 29.00 acres located in Level 2. (Kent County)
- VIII 2:30 PM **Review and Discussion: Branchside (PLUS 2006-12-08)**
Location: At the intersection of Route 15 (Canterbury Road) and Indian Point Road
Project: Site plan review for 102 residential units on 68 acres located in Level 3. (Kent County)
- IX 3:15 PM **Review and Discussion: Riviera Glen (PLUS 2006-12-01)**
Location: 2110 Andrews Lake Road, west of Indian Point Road
Project: Site plan review for 65 residential units on 37 acres located in Level 2 (Kent County)
- X 3:45 PM **Review and Discussion: Town of Smyrna Comp. Plan Amendment (PLUS 2006-12-09)**
Project: Comprehensive Plan amendment to change future land use for 25.79 acres from future commercial to future residential

NOTES: The development related to this comp. plan change was reviewed through PLUS as 2006-06-07. This PLUS review is for the comprehensive plan amendment only.

The agenda items times are approximate and subject to change. This agenda is subject to change to include additional items or the deletion of items, which arise at the time of the meeting.